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2001 FEB -6 AM 9:55

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James V. LaGuardia

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Arkadiy & Larisa Kenig

, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Parcel 7 and 8, Block 42, Nimrod River Park, 4th addition,  
Klamath County, Oregon, USA

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

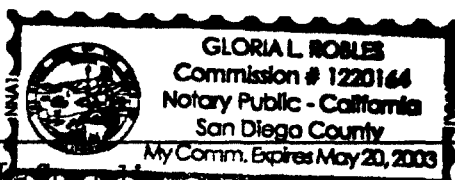
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6000.00~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of January, 192001 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CALIFORNIA  
STATE OF OREGON, County of SAN DIEGO ) ss.This instrument was acknowledged before me on January 21, 2001,  
by James V. LA GUARDIAThis instrument was acknowledged before me on January 21, 2001,  
by JAMES V. LA GUARDIA  
as GRANTOR  
of PROPERTYNotary Public for Oregon  
My commission expires May 20, 2003James V. LaGuardia  
P.O. Box 20271  
El Cajon, CA 92021

GRANTOR'S NAME AND ADDRESS

Arkadiy &amp; Larisa Kenig

5345 Sepulveda Bl., #202 14737 Sherman Way #329  
Van Nuys, CA 91411 Van Nuys, CA 91405

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

State of Oregon, County of Klamath

Recorded 02/06/01, at 4:55 a.m.In Vol. M01 Page 4750

Linda Smith,

County Clerk

Fee \$ 21.00  
90pa21  
90pa